

# 1887 North Water Street Apartments Detailed Planned Development

## Project Description and Owner's Statement of Intent

File No. 120999

### I. Components of Detailed Plan and Supporting Materials

HSI Properties, LLC (Project Developer) requests on the behalf of Tomich Riverfront Properties, LLC (Land Owner) that the property at 1887 N. Water St. be granted approval for a Detailed Planned Development (DPD) in accordance with this statement.

This DPD proposes that the existing 1 story metal industrial building and parking lot be demolished and replaced with a 4-story, market rate apartment building with up to 87 units and a minimum of 87 to a maximum 100 private parking spaces below grade. The total square footage of the proposed project is 120,853 SF, including the lower level parking.

These statements, together with the accompanying plan sheets and related materials identified below constitute and support the Detailed Planned Development:

DPD Sheet 000	Title Sheet/Location Map
DPD Sheet 001	Site Survey (Sht. C001)
DPD Sheet 002	Site Preparation and Erosion Control Plan (Sht. C002)
DPD Sheet 003	Site Plan (Sht. C100)
DPD Sheet 004	Grading Plan (Sht. C200)
DPD Sheet 005	Utility Plan (Sht. C300)
DPD Sheet 006	Erosion Control Details (Sht. C400)
DPD Sheet 007	Landscape Plan (Sht. L100)
DPD Sheet 008	Location Plan (Sht. A000)
DPD Sheet 009	Floor Plans (Sht. A100)
DPD Sheet 010	Elevations (Sht. A200)
DPD Sheet 011	Exterior Images (Sht. A201)
DPD Sheet 012	Exterior Images (Sht. A202)
DPD Sheet 013	Riverwalk Expansion Option A (Sht. A300)
DPD Sheet 014	Site Photos (A400)

### II. Description of the Development

The proposed project is located along the Milwaukee River with the Beerline B neighborhood to the North and the Brady Street neighborhood to the South. The proposed market rate, 87 unit, 4-story apartment building fits into the current neighborhood in terms of trending use, scale and

quality. Historically the land adjacent to this portion of the Milwaukee River has been allocated for an industrial use, but with the introduction of the Beerline B neighborhood, the old industrial building have been giving way to newer residential uses. The scale of the adjacent buildings range from 2 to 6 stories. The Riverbridge project located on the Eastern edge of the site is a 4 Story Condominium.

The U shaped building wraps around a courtyard that opens up to the river, allowing for views up and down the river. This U shaped building is designed to be 48' tall from the street level. On the street side the building completes the street edge by building up to the property line. On the West side the below grade parking is built up to the property line with the residential part of the building stepping back approximately 12'. This allows the River walk to be built on top of the parking structure. On the East side the below grade parking and residential portion of the building steps back approximately 12' to provide for a ramp for the River walk. On the river side the below grade parking extends close to the river, but stays out of the Fema Zone that runs along the 3.95 foot contour. The below grade parking has been notched along the river to avoid blocking an MMSD manhole which access the Deep Tunnel.

The existing River walk that was constructed along the adjacent Riverbridge project has been extended along the river and provides access to Water Street on the east and west side of the project. A ramp (designed to ADA requirements) brings pedestrians down approximately 8 feet from the existing River walk height. The courtyard is set 5 feet higher the new River walk to give some visual privacy to the courtyard and allow the River walk to be a little closer to the river. Planters with landscape plantings provide ample vegetation along the River walk and the courtyard.

Parking for the proposed project is underground. The entrance to the parking is located on the Southeast corner off of Water Street near the existing curb cut. Loading and move in's will happen in the parking level.

The building is constructed of high quality materials with brick masonry at the base and metal panel above. Recessed balconies are located along Water Street and projecting balconies are located on the riverside.

### III. Compliance with Standards

The proposed DPD development complies with the standard prescribed by section 295-907 of the Milwaukee Code of Ordinances.

- a. Uses (295-907 3. A.) Multi Family Residential
- b. Space between Buildings (295-907 3. D.) The residential portion of the building will be setback a minimum of 10 feet from the east and west property line to conform to the allowable percentage of openings allowed in the Uniform Building Code.
- c. Setbacks (295-907 3. E.) The site is less than one Acre. The building will be built to the property lines on the North South and West side of the property. There will be a 10' setback on the Eastern Edge of the property.

- d. Screening (295-907 3. F.) Screening will not be required.
- e. Open Space (295-907 3. G.) The courtyard that opens up to the river will be designed with ample plantings. Maintenance will be provided by the apartment management.
- f. Circulation, Parking, and Loading (295-907 3. H.) Vehicular access to the below grade parking is located on the South east corner off of Water Street near the existing curb cut. Loading will happen in the parking level, below grade. The River walk provides for pedestrian access around the entire project. The River walk will be compliant with ADA requirements.
- g. Landscaping (295-907 3. I.) Site Landscaping will conform to section 295-405, Milwaukee Code of Ordinances.
- h. Lighting (295-907 3. J.) Exterior lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. Standard Milwaukee Harp Street Lights will be used to provide safe lighting of the River walk without causing glare. Additional lighting will be provided in the courtyard, at the pedestrian entry and at the parking entry.
- i. Utilities (295-907 3. K.) All utilities will be installed underground.
- j. Sign (295-907 3. L.) One project identifying sign with the name and address of the project will be provided adjacent to the entrance of the building in accordance to the standards specified in 295-907 3. L-1.

#### IV. Project Statistics

Gross Land Area	41,104 SF	100%
Land Covered by Principal Building	36,218 SF	88%
Land for Drives and Walks	1,933 SF	5%
Open Space	2,954 SF	7%
Density	92.1 / Acres	
Proposed Number of Buildings	1	
Max. # of Units per Building	87	
Bedrooms per Unit	(21) Studios, (38) 1BR (10) 1BR/D, (18) 2BR	1.2BR/Unit
Min. Covered Parking Spaces	87	1.0 Cars/Unit